



CARMELITE HOUSE, WHITEFRIARS, NORWICH NR3 1SH

**TO LET | MODERN OFFICES TO BE REFURBISHED
3,856 TO 22,401 SQ FT (358 TO 2,081 SQ M)**

- Open plan comfort cooled space to be provided
- Up to 23 car parking spaces
- Part of the established St James Place development
- Central Norwich location with easy access to outer ring road

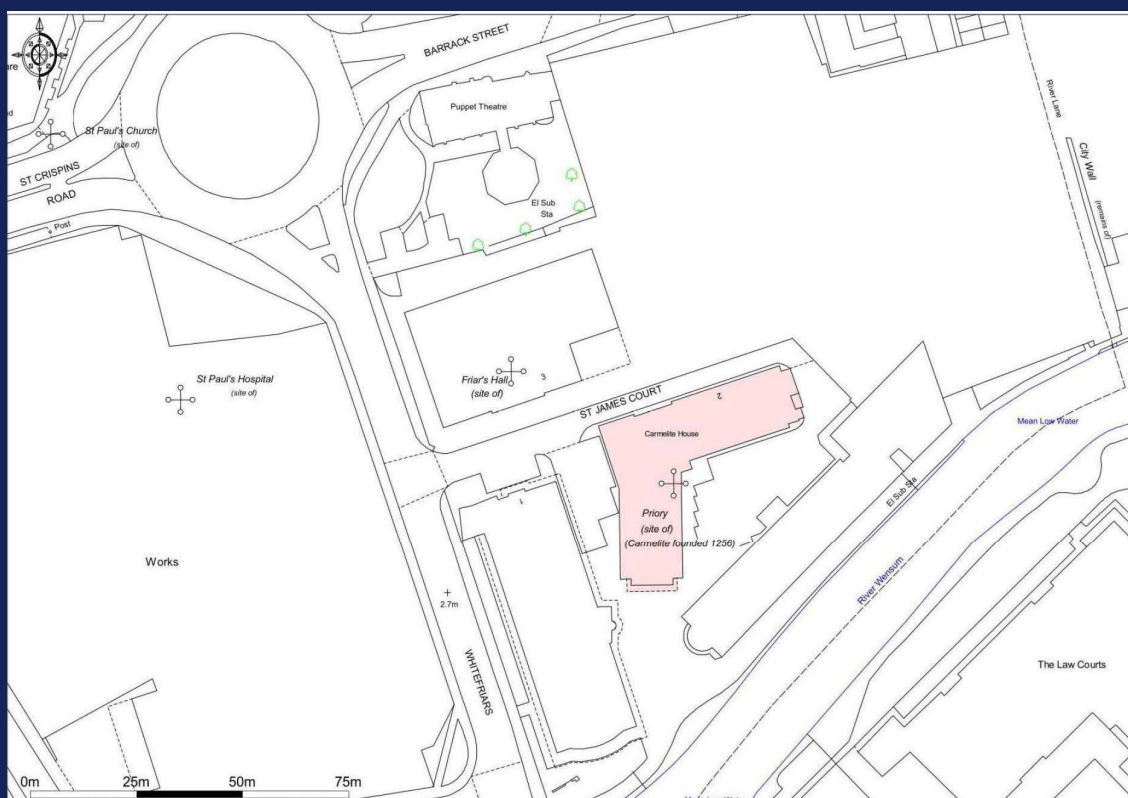
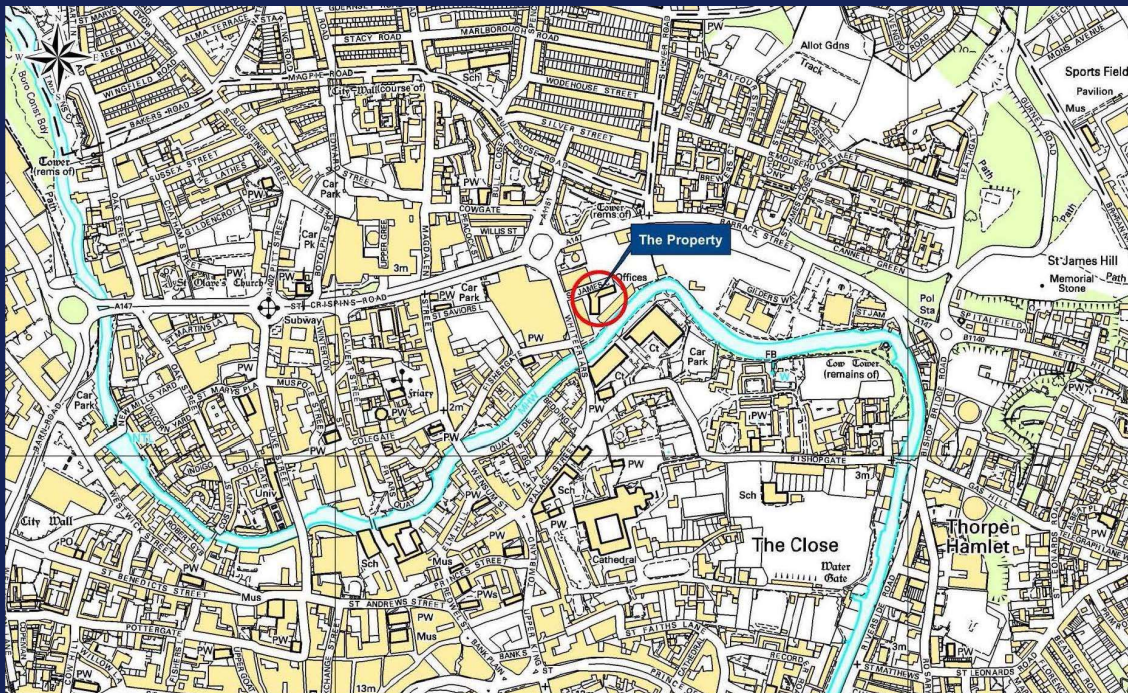


LOCATION

Carmelite House is located within the sought after St James Place development in central Norwich. Easy access is provided to the inner ring road, which links to Norwich railway station, the A11 and the A140.

The Tombland area of the city is within a short walk, where there are a variety of bars and restaurants.

There is a Nuffield Health gym just to the east of the scheme, and other occupiers in immediate vicinity include Mills & Reeve, Countrywide Legal Indemnities, Jarrolds Training, Ensors and Birketts.



SUMMARY

Description

Carmelite House is a modern, three / four storey office building situated just off Whitefriars, next to Mills & Reeve and St James Mill.

There are two wings, 2a (south) and 2b (north) situated either side of a main core and entrance. A passenger lift and stairs serve all floors, each of which have male, female and disabled WCs.

Building 2a will shortly be subject to a comprehensive refurbishment to include:

- The installation of comfort cooling
- New carpets
- New LED lighting within the suspended ceilings
- New kitchen areas to each floor
- Redecoration

There are already raised floors in situ. The WCs common parts and reception will all be upgraded as well.

Carmelite House will provide occupiers with one of the very few opportunities to acquire Grade A space in central Norwich.

Accommodation

The net lettable floor areas are:

Building 2a

Ground floor	-	4,881 sq ft	(453 sq m)
First floor	-	4,881 sq ft	(453 sq m)
Second floor	-	4,881 sq ft	(453 sq m)
Total	-	14,643 sq ft	(1,359 sq m)

5 car spaces per floor will be included.

Building 2b

Ground floor	-	3,856 sq ft	(358 sq m)
Third floor	-	3,900 sq ft	(362 sq m)
Total	-	7,756 sq ft	(721 sq m)

4 car spaces per floor will be included.

Additional spaces are available by separate arrangement in the communal car park, just to the east of the building.

Please note that the ground floor was recently refurbished and will be subject to a redecoration and new carpets. Comfort cooling will not be provided on either floor.

Terms

A new 10 year full repairing and insuring lease is available.

The quoting rent is **£21.50 per sq ft**.

Energy Performance Certificate

A copy of the EPC is available upon request.

Rateable Value

According to the business rates section of the gov.uk website, each floor of 2a has an RV of £73,500. The ground floor of 2b has an RV of £57,000 and the third floor is £58,500.

Viewing and Further Information

Please contact the sole agents:

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